

2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
www.taylorbrownandsimms.co.uk

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

England Crescent, Heanor, Derbyshire , DE75 7BE Offers in region of £290,000



FEATURES:

- DETACHED EXTENDED BUNGALOW
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING SPACE TO THE REAR
- FANTASTIC EXTENSION TO THE REAR
- LOG BURNER
- CUL DE SAC LOCATION
- PRIVATE LANDSCAPED REAR GARDEN
- GARAGE AND DRIVEWAY
- HIGH STANDARD THROUGHOUT
- VIEWING ABSOLUTELY ESSENTIAL.

COUNCIL TAX BAND: C EPC RATING: C

Entrance Hallway
Radiator, tiled flooring, cupboard housing the boiler, door to all rooms.

Bedroom
4.11 m x 2.94 m (13'6" x 9'8")
UPVC window to front, range of fitted wardrobes, radiator.

Utility Room
door to side aspect, range of base and wall units with roll top work surface, sink unit, plumbing for washing machine, tiled walls, space for drier, door to bedroom.

Bedroom
4.25 m x 2.73 m (13'11" x 8'11")
UPVC window to front and side aspect, storage cupboard, wardrobes, radiator.

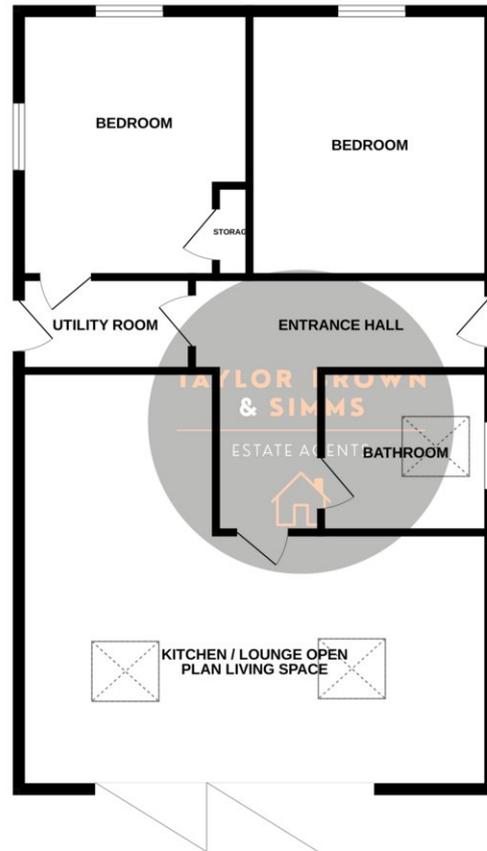
Bathroom
UPVC window to side, Velux window, a modern fitted bathroom

suite comprising of panelled bath with shower above, hand wash basin set in a vanity unit, WC, part tiled walls along with UPVC panelling in shower area, spot lighting, towel rail.

Open Plan Kitchen / LOUNGE / Dining area
5.62 m x 8.03 m (18'5" x 26'4")
Bi fold doors to the rear garden, two velux windows, a recently refitted kitchen with Quartz worktop and upstand, integrated appliances including, fridge freezer, dishwasher, double oven, hob and extractor above, tiled flooring, feature log burner, tv point.

Outside
To the rear is a landscaped garden with steps rising to the lawned area with patio areas, mature shrubs and trees and being enclosed and private.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.